

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SCA AMOUNT OF FEE 1516.22

RECEIPT # 1200515253

DATE HEARD: 1/1

BY CZAB # _____

RECEIVED

MAR 03 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z04-161

Filed in the name of (Applicant) Black Creek L.C. & Black Creek Trust

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property:

Subject Property of Hearing 04-161

Application, or part of Application being Appealed (Explanation):

Entire appealable application

Appellant (name): Black Creek L.C. & Black Creek Trust
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

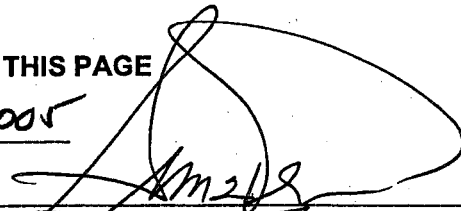
The Planning and Zoning Director recommended approval of the subject application.

There was no substantial competent evidence introduced on the record
to sustain a denial of the application.

APPELLANT MUST SIGN THIS PAGE

Date: 3 day of March, year: 2005

Signed


SIMON FERRO

Print Name

1221 Brickell Ave.

Mailing Address

(305) 579-0644

Phone

(305) 961-5644

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

APPLICANT

Representing



Signature

Simon Ferro

Print Name

1221 Brickell Ave.

Address

Miami

City

FL

State

33131

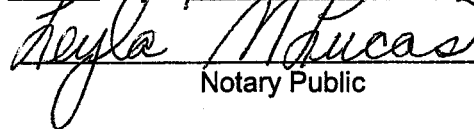
Zip

(305) 579-0644

Telephone Number

Subscribed and Sworn to before me on the

3rd day of March, year 2005



Notary Public

(stamp/seal)

Commission expires:



Leyla M. Lucas

My Commission DD201132

Expires September 24, 2005

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Simon Ferro
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Print Name

Appellant's signature

Print Name

Sworn to and subscribed before me on the 3rd day of March, year 2005.

Appellant is personally know to me or has produced _____ as
identification.

Notary

(Stamp/Seal)

Commission Expires:



Leyla M. Lucas

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Expires September 24, 2005

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Black Creek L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>see attached Exhibit "A"</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 3rd day of March, 2005. Affiant is personally known to me or has produced _____ as identification.

Leyla M. Lucas
(Notary Public)



Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

My commission expires: _____

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CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME Black Creek Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
see attached Exhibit "B"	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

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<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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Leyla M. Lucas
(Notary Public)



Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

My commission expires: _____

Black Creek, L.C.
a Florida limited liability company

Name & Address of
Each Member

Percentage of Ownership

Robert M. Oliver III
9501 S.W. 61 st.
Pinecrest Fl. 33186

25%

Richard G. Oliver
24 Fisk Drive
Arden N.C. 28704

25%

John G. Oliver
P.O. Box 636
N. Wilkesboro N.C. 28659

25%

Elizabeth G. Oliver
3699 Bougainvillea Rd.
Miami, Fl. 33133

25%

(SCHEDULE "D")
Beneficial Interests of the
Future Developable Property

<u>BENEFICIARY</u>	<u>BENEFICIARIES PERCENTAGE</u>
ERIC T. REARDON	33 $\frac{1}{3}$ %
LAWRENCE T. DEDDY	16 $\frac{2}{3}$ %
LEOPOLDO BELLON	16 $\frac{2}{3}$ %
SAM B. NEVEL	16 $\frac{2}{3}$ %
MICHAEL S. NEVEL	16 $\frac{2}{3}$ %